

W-01303A-10-0448

ORIGINAL
ARIZONA CORPORATION COMMISSION
UTILITY COMPLAINT FORM



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Investigator: Sheila StoellerPhone: 602-542-4143Arizona Corporation Commission
Fax **DOCKETED**Priority: Respond Within Five Days

MAY 04 2012

Opinion No. 2012 - 103570Date: 5/3/2012Complaint Description: 08A Rate Case Items - Opposed
N/A Not ApplicableComplaint By: First: Ian D Last: McKayAccount Name: Ian D McKayHome: (000) 000-0000Street: n/aWork:City: Sun City WestCBR:State: AZ Zip: 85375is: E-MailUtility Company: Arizona - American Sewer CompanyDivision: sewerContact Name: Karl WilkinsContact Phone: ()Nature of Complaint:

Dear Sirs:

Re: Docket No. SW-01303A-09-0343 and

SW-01303A-09-0343

Our File: 155-1177 IDM

Please be advised that the writer and his wife are property owner in Corte Bella through our corporation Shirlan Holdings Ltd.. We purchased our property in 2010 on the basis of the utilities rates that were in place at that time which, were a bit high compared to Canadian utility rates but were still well within the acceptable amounts. In this regard we were somewhat perplexed when an application was made to increase the water rates. We appreciate that profitability is important however in times such as these where the economy is suffering it is not in anybody's best interest to increase any utility rates including water rates as has been proposed. In order to encourage people from outside of the State to buy and/or rent property in the valley restraint must be shown. Similarly the foreclosure rate and the number of short sales in our area is alarming. This obviously results in fewer families paying utilities. In this regard many families are on the verge of losing their homes and a extremely large rate hike such as has been proposed makes these families inability to meet their obligations more difficult. In this regard I have discussed this matter with other Canadians who have purchased property in Corte Bella and we are strongly opposed to that which you are proposing. In short we support the ALJ's Recommended Opinion and Order and request that the Commission adopt the Order at the Open Meeting to be held on May 22nd and 23rd, 2012. Unfortunately I will not be able to appear due to the fact that I will be returning to Canada on May 20th.

If the Commission is truly interested in helping overcome the economic slump by encouraging non-residents to purchase property in this area this is not the way to do it as, in my view, it will only discourage prospective buyers from becoming residence in this area and have them purchasing in other areas of the Valley.

Recently there have been real estate agents coming into Canada extoling the virtues of buying in the Valley however they have been very forthright in indicating that in certain areas, including ours, that there have been

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large utility rate increases proposed. This is not conducive to encouraging prospective buyers to purchase in areas such as Corte Bella. I would hope that you will not allow this rate increase to go ahead as it may have a very adverse effect on our area and any other area that this increase may effect.

☐☐☐☐ If we had of known of this proposal when we were looking at buying we would likely have bought in another area as there are many desirable locations other than Corte Bella.

If you have any questions you may contact me at any time and perhaps the best way would be through my cell phone which is 1-306-536-3196.

☐☐☐☐ Yours very truly,

☐☐☐☐ McKAY & ASSOCIATES

☐☐☐☐

☐☐☐☐ Per:

☐☐☐☐☐☐ IAN D. McKAY, Q.C.

End of Complaint

Utilities' Response:

Investigator's Comments and Disposition:

5/3--opinion entered into database and will be docketed in W-01303A-10-0448

*****CLOSED*****

End of Comments

Date Completed: 5/3/2012

Opinion No. 2012 - 103570
